

218-220 Old Colony Avenue Mixed-Use Project

South Boston, Massachusetts

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

submitted to the

Boston Planning & Development Agency



by

218-220 Old Colony Ave LLC



Adams & Morancy

COUNSELORS - AT - LAW

September __, 2019

Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Director Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 218-220 Old Colony Avenue Mixed-Use Project in South Boston.

The proposed project consists of 32 new residential units, primarily market rate, with 5 affordable units being provided pursuant to the City's Inclusionary Development Policy, as well as approximately 1,700 square feet of ground-floor commercial space. Thirty-three garage parking spaces will be provided.

The project site is located within an M-1 zoning district within the area of the South Boston Dorchester Avenue Planning Initiative. The applicant and owner-developer of the site is 218-220 Old Colony Ave LLC, and its principal, Sing Ming Chan of South Boston.

On behalf of the applicant and the development team, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our productive working relationship with BPDA staff as we move towards final approval of this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'George Morancy', written over a light blue circular stamp.

George Morancy, Esq.

218-220 OLD COLONY AVENUE MIXED-USE PROJECT

~ South Boston ~

APPLICATION TO THE BOSTON PLANNING AND DEVELOPMENT AGENCY
Pursuant to Article 80E of the Boston Zoning Code

submitted by

218-220 Old Colony Ave LLC - Sing Ming Chan

I. PROJECT SUMMARY

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- 1.3 Community Benefits

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- Exhibit 3: Aerial & Street View of Site
- Exhibit 4: Street Views of Nearby Approved Projects
- Exhibit 5: Zoning Refusal Letter
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- Exhibit 7: Specific Repairs Plan Approved for 232 Old Colony Avenue Showing Tabling of Gustin Street & Related Improvements
- Exhibit 8: Gustin Street Tabling Site Plan Rendering
- Exhibit 9: Architectural Plans
- Exhibit 10: Accessibility Checklist

I. PROJECT SUMMARY

1.1 Project Team

Owner and Applicant:

218-220 Old Colony Ave LLC
64 G Street
South Boston, MA 02127
Sing Ming Chan, Member & Manager

Legal Counsel:

Adams & Morancy, P.C.
George Morancy, Esq.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800
Email: gmorancy@admorlaw.com

Architecture:

Choo & Co., Inc.
One Billings Road
Quincy, MA 02171
Tel.: 617-786-7727
Email: arthur@choo-design.com

Surveying:

Boston Survey, Inc.
George Collins, P.L.S.
Unit C-4, Shipway Place
Charlestown, MA 02129
Tel: 617-242-1313
Email: gcollins@bostonsurveyinc.com

1.2 Project Summary

The proposed project consists of a new five-story mixed-use building containing 32-unit residential units and approximately 1,700 square feet of ground-floor commercial space at 218-220 Old Colony Avenue in South Boston, at the corner of Gustin Street, a dead-end public way being privatized and tabled as part of the scope of this project and the completed 232 Old Colony Avenue mixed-use project. The lot size is approximately 11,620 square feet and is currently occupied by a single-story commercial concrete-block building occupying approximately half the site. The proposed development would take advantage of the site's location a bonus height and density area of the South Boston Dorchester Avenue Planning Initiative to achieve a 60-foot tall

building, providing 32 new units of rental housing, with a higher affordable component consistent with the planning initiative's requirements.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 32 new dwelling units in an attractive low-rise building, including 5 affordable units in accordance with the City of Boston's Inclusionary Development Policy;
- generation of tens of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments; and
- the expected creation of approximately 50 construction industry jobs to complete the proposed project;

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 11,620 square feet, comprised of one parcel of land in South Boston situated at 218-220 Old Colony Avenue, also known as 15 Gustin Street. The site fronts westerly on Old Colony Avenue, abuts Gustin Street to the south, the Boston Housing Authority's West Ninth Street development to the east, and a developed commercial parcel at 212 Old Colony Avenue to the north. The proposed new building will consist of 32 new residential apartment units, 27 being market rate, with 5 affordable units in accordance with the City's Inclusionary Development Policy, with the higher percentage required by the bonus height and density terms of the Dorchester Avenue planning study. There will be an approximately 1,700 square foot commercial unit on the ground floor. Thirty-three garage parking spaces are planned for the building's two-level garage, which will include six mechanical lifts providing 12 parking spaces.

2.2 Project Financing and Developer Pro Forma

The applicant has completed several residential projects in Boston over the past two and a half years, has an established and solid working relationship with local lenders, and intend to finance the project using traditional institutional financing.

Total Development Cost (soft/hard costs): \$14,000,000

Construction Cost (hard cost): \$14,400,000

Number of Construction Jobs: 50

Estimated Constructions Start: Second Quarter 2020

Estimated Construction Completed: Third Quarter 2021

2.3 Traffic, Parking, and Access

The building's garage will be accessed from Gustin Street via Old Colony Avenue and will accommodate parking for thirty-three motor vehicles. The site is also located approximately four-tenths of a mile from the Andrew Square Red Line rapid transit station, which also provides bus access to routes 5, 10, 16, 17, 18, 171 and CT3, and is a two-minute walk from bus stops serving the 5, 10 and 11 bus routes.

2.4 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Planning & Development Agency	<ul style="list-style-type: none">• Article 80 Small Project Review• Design Review Approval• Affordable Housing Agreement
Boston Water and Sewer Commission	<ul style="list-style-type: none">• Local Water & Sewer Tie-in and Site Plan Approval
Boston Inspectional Services Department	<ul style="list-style-type: none">• Zoning Board of Appeal Approval• Demolition Permit• Building Permit• Certificate of Occupancy
Public Improvement Commission	<ul style="list-style-type: none">• Pedestrian Easement• Specific Repairs Plan

III. BOSTON ZONING CODE DATA

Zoning District: M-1 Restricted Manufacturing

Dimensional Element	M-1 Zoning (H-1) ¹	Proposed Project ¹	Expected Zoning Relief Required?
Minimum Lot Size	5,000 sf	11,523 sf	No
Minimum Lot Size (Add'l Dwelling Units)	1,000	11,523 sf total	Yes
Max. Floor Area Ratio	1.0	4.0	Yes
Maximum Building Height	35', 2 ½ Stories	60' 5 Stories	Yes
Minimum Lot Width	50'	62'	No
Minimum Lot Frontage	50'	62'	No
Minimum Front Yard Setback	20' or modal	5'	Yes
Minimum Side Yard	16'	5' 0'	Yes
Minimum Rear Yard	30'	0'	Yes
Minimum Usable Open Space	400 SF/D.U.	0	Yes

¹ See Section 13-4. Dwellings in Nonresidential Districts. Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, lot width, usable open space, and yard requirements for the nearest S, R or H district, or in the case of any dwelling in a B-8 or B-10 district, to the lot area, lot width, usable open space and yard requirements for the least restricted residence district; provided however, that if the nearest S, R, or H district, or the least restricted residence district does not specify a minimum lot width, any such dwelling shall have a minimum street frontage of not less than 50 feet.

Off-Street Parking & Loading Requirements

Parking

27 market-rate 2BR units: 24 parking spaces required

5 2BR IDP units: 3 parking spaces required

Total parking spaces required: 27

Total spaces provided: 33

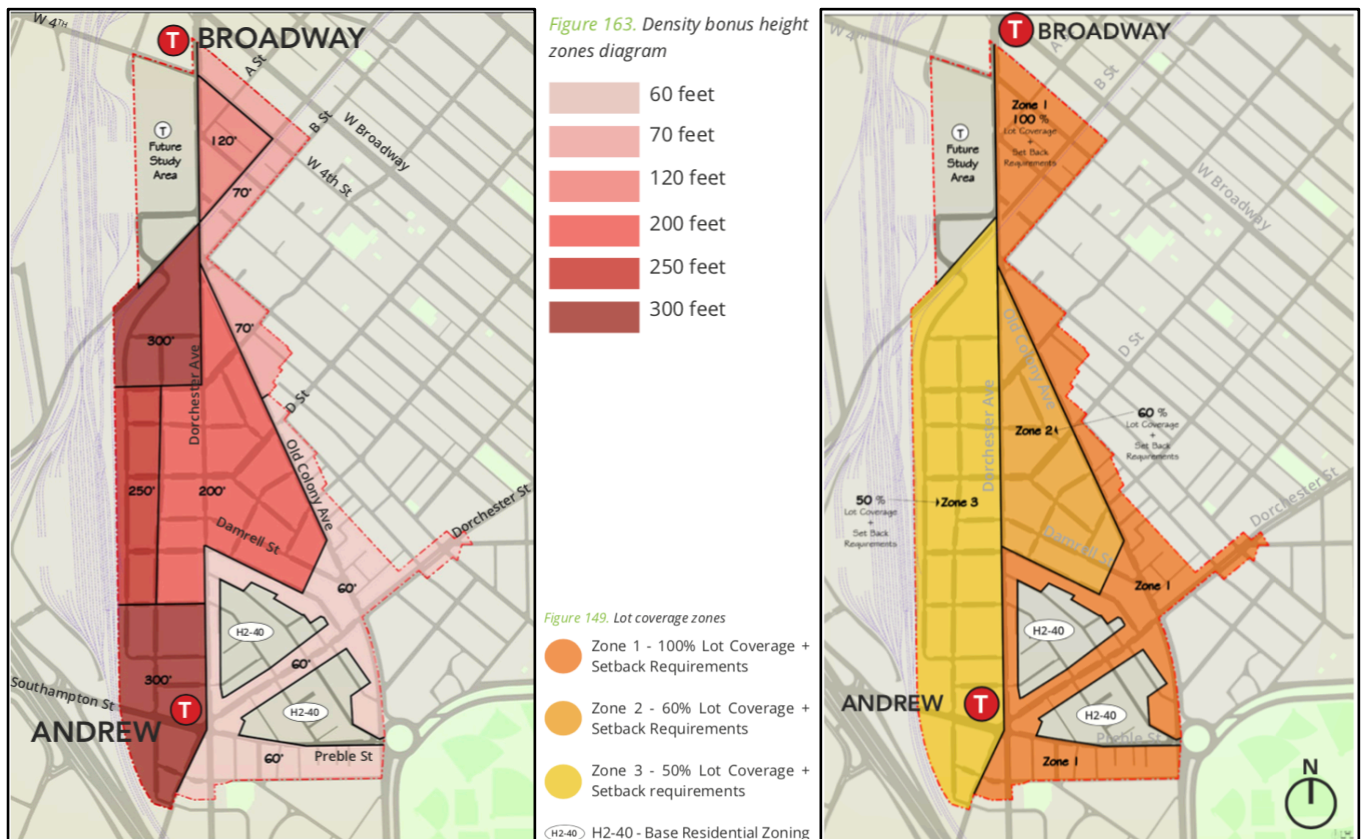
Loading

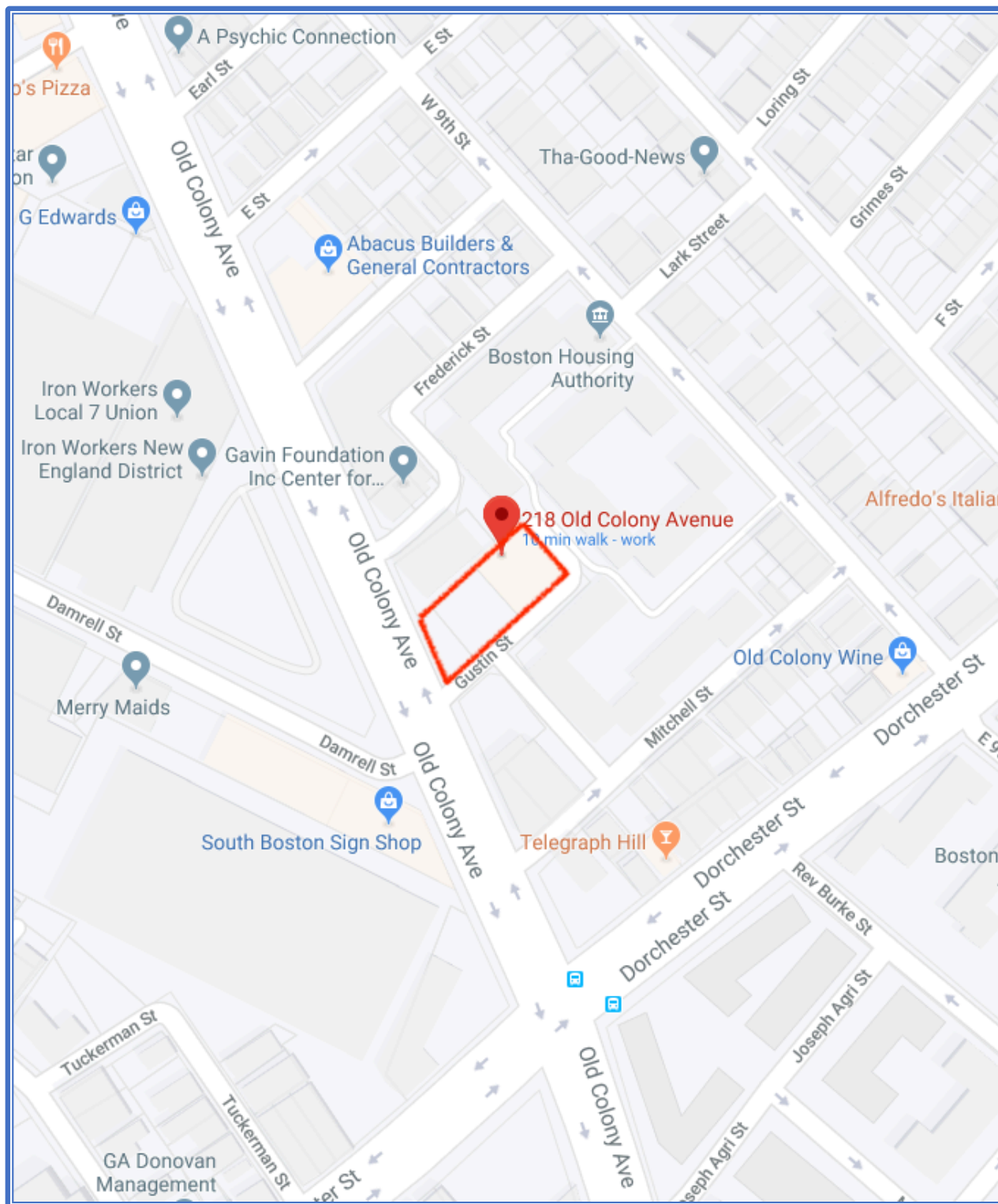
15,000 to 50,000 square feet: 1 loading bay required

1 loading bay to be provided.

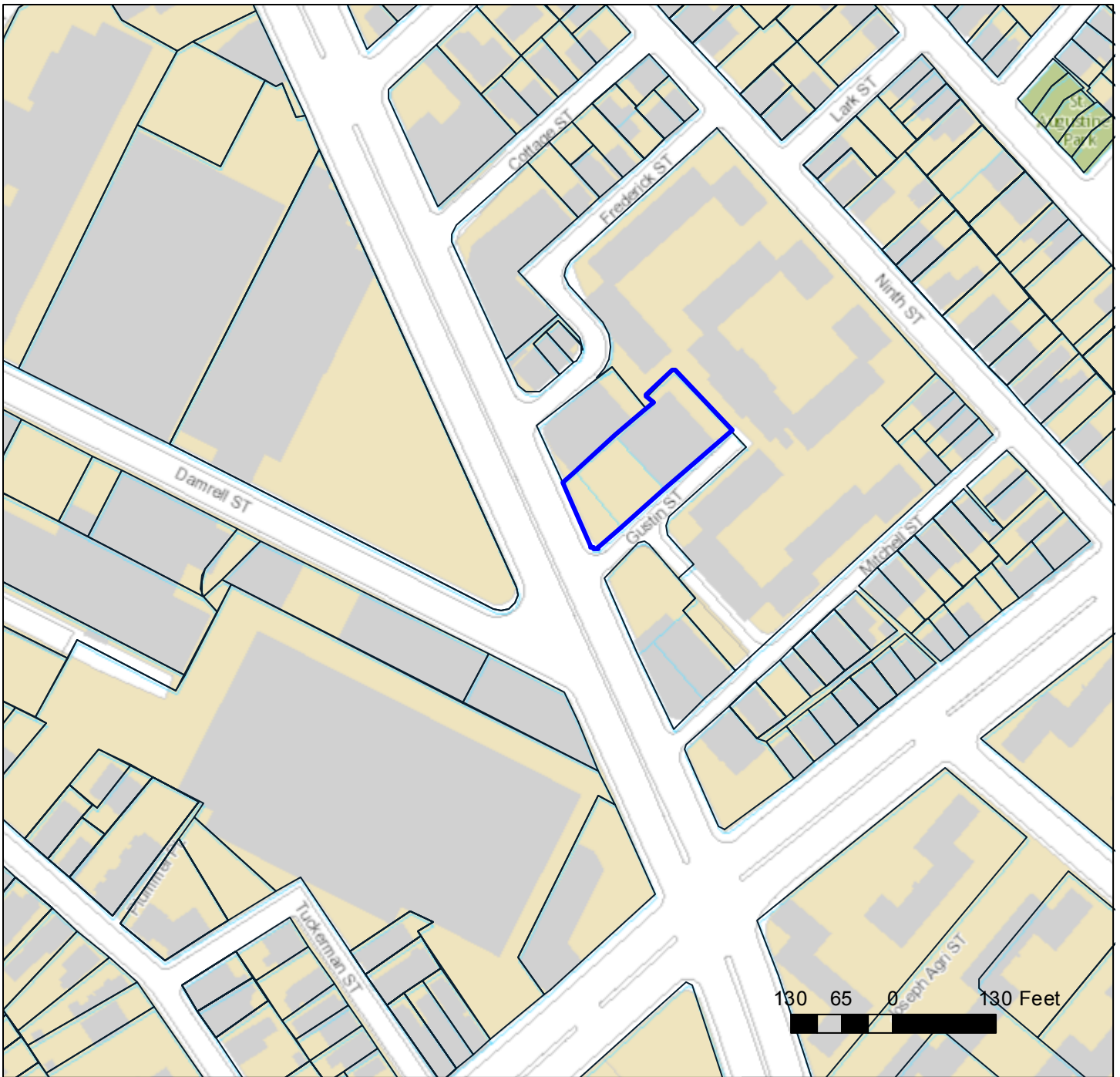
PLAN: South Boston Dorchester Avenue - Applicability

The project site is within the area of the South Boston Dorchester Avenue Planning Initiative and is located in the Plan's 60-foot Density Bonus Height zone, and in Use Zone 1. In conformance with Plan requirements, the proponent has committed to, and will be required to provide, a 17% affordable housing contribution in the form of five IDP units. Additional community benefits will be required and provided to complete the project's requirement to provide other benefits comprising 40% of the density bonus value under the Plan.





PROJECT LOCUS MAP



Parcel ID: 0700423000
 Address: 15 GUSTIN ST
 Zipcode: 02127
 Owner: LISA REALTY TRUST II
 Land Use: C
 Lot Size: 11,523.00 sq ft
 Living Area: 4,080.00 sq ft
 Total Value: \$745,500.00
 Land Value: \$373,900.00
 Building Value: \$371,600.00
 Gross Tax: \$18,637.50



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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232 OLD COLONY AVENUE MIXED-USE PROJECT



SITE OF APPROVED 200 OLD COLONY AVENUE MIXED-USE PROJECT



**RENDERING OF
200 OLD COLONY
AVENUE
MIXED-USE
PROJECT
UPON COMPLETION**



**Boston Inspectional Services Department
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

August 28, 2019

PING MANDAWA
CHOO & COMPANY INC.
ONE BILLINGS ROAD
QUINCY, MA 02171

Location: 218-220 OLD COLONY AV SOUTH BOSTON MA 02127
Ward: 07
Zoning District: South Boston
Zoning Subdistrict: M-1
Appl. #: ERT986085
Date Filed: August 07, 2019
Purpose: Erect a new mixed use building with 1 commercial space and 32 dwelling units with parking below as per plans. Existing Building at 15 Gustin St to be razed under separate permit.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 13, Section 1 * *	Add'l Lot Area Insufficient	
Article 13, Section 1 **	Floor Area Ratio Excessive	
Article 13, Section 1 ** *	Bldg Height Excessive (Feet)	
Article 13, Section 1 ** **	Usable Open Space Insufficient	
Article 13, Section 1 ***	Front Yard Insufficient	
Article 13, Section 1 *** *	Side Yard Insufficient	
Article 13, Section 1 ****	Rear Yard Insufficient	
Article 13, Section 1 **** *	Bldg Height Excessive (Stories)	
Article 23, Section 1	Off-Street Parking Req	Insufficient Off-Street Parking
Article 23, Section 9	Parking Design	Inappropriate Maneuvering Area
Article 8 Section 7	Use Regulations	Multi-Family Dwelling Use : Conditional

PING MANDAWA
CHOO & COMPANY INC.
ONE BILLINGS ROAD
QUINCY, MA 02171

August 28, 2019

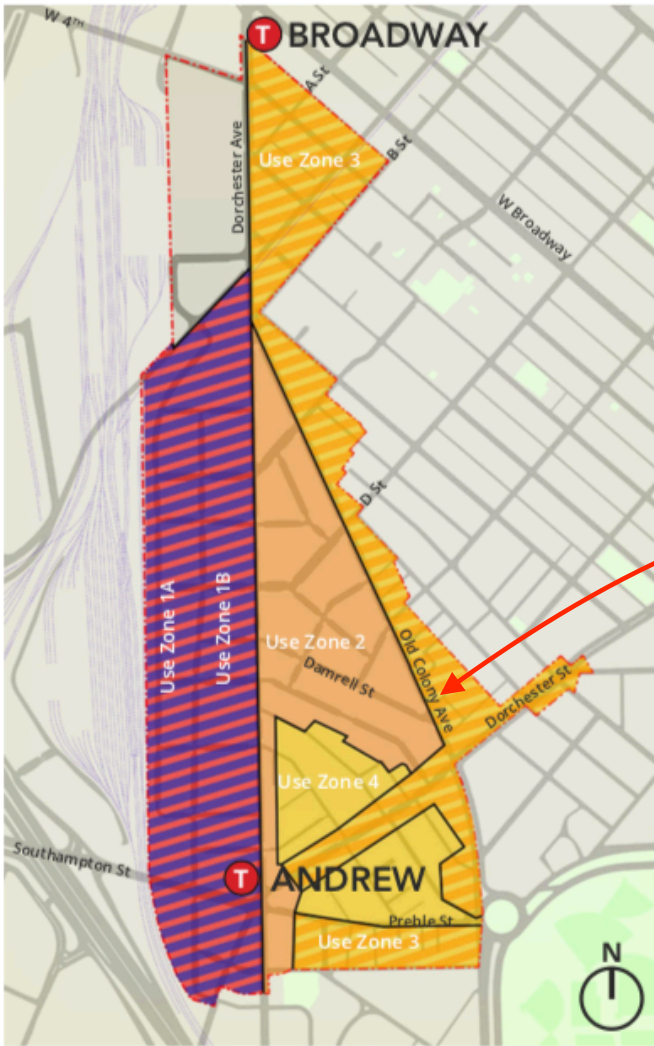
Location: 218-220 OLD COLONY AV SOUTH BOSTON MA 02127
Ward: 07
Zoning District: South Boston
Zoning Subdistrict: M-1
Appl. #: **ERT986085**
Date Filed: August 07, 2019
Purpose: Erect a new mixed use building with 1 commercial space and 32 dwelling units with parking below as per plans. Existing Building at 15 Gustin St to be razed under separate permit.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Lisa Hoang
(617)961-3359
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

USE AND BONUS HEIGHT/DENSITY MAPS FROM PLAN: DORCHESTER AVENUE



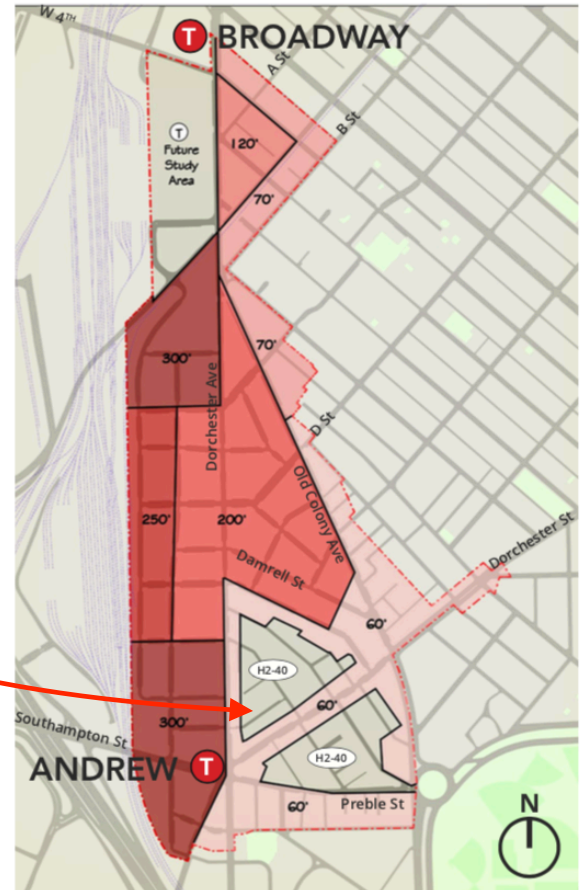
USE ZONES

- Use Zone 1A & 1B: Mixed Use + 21st-century Industrial
- Use Zone 2: Residential + 1st Floor Retail
- Use Zone 3: Residential + select 1st Floor Retail
- Use Zone 4: Residential, existing H2-40

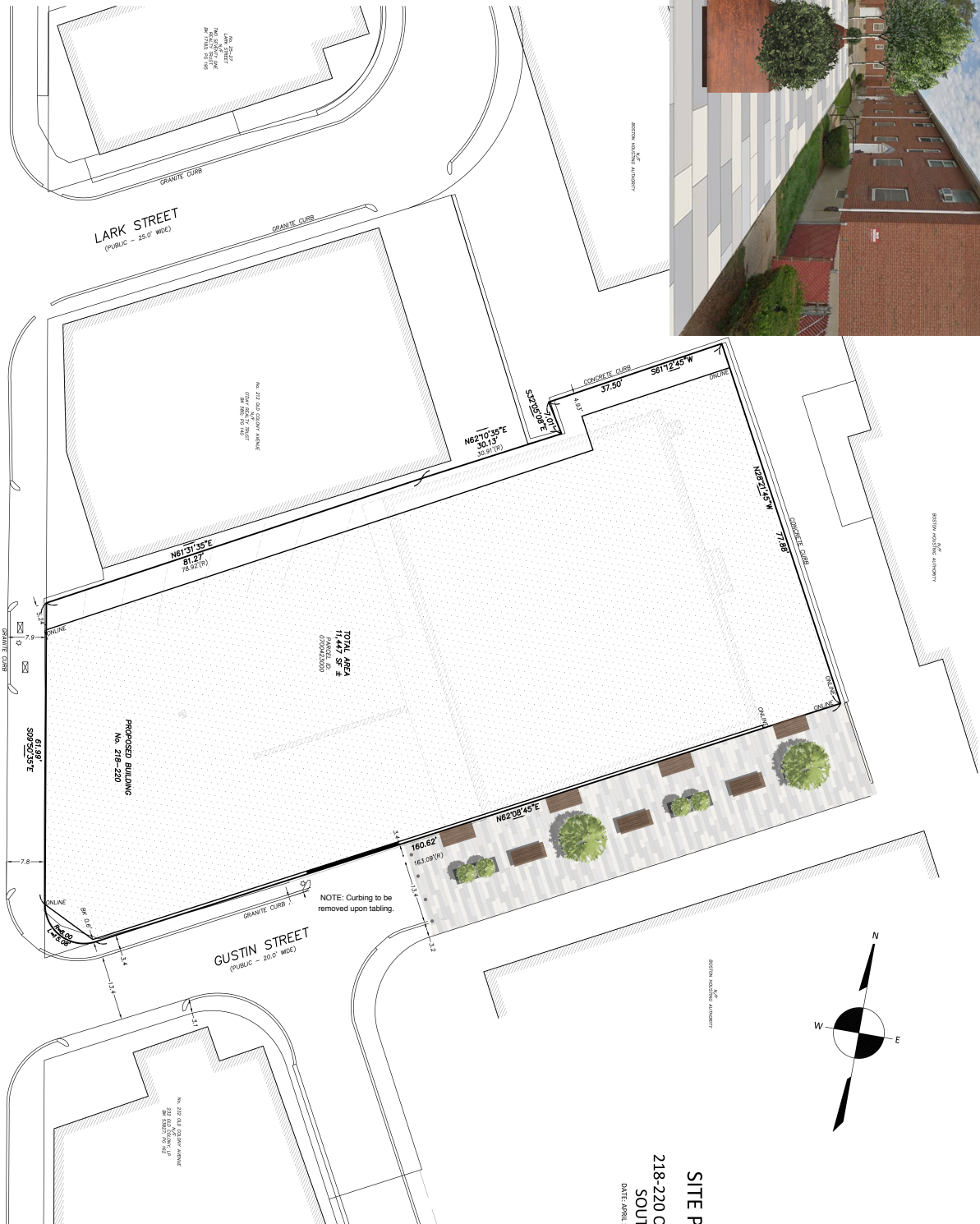
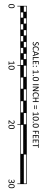
LOCUS

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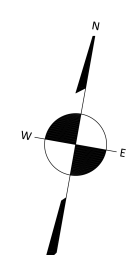
DENSITY HEIGHT BONUS ZONES



GUSTIN STREET TABLING SITE PLAN RENDERING



SITE PLAN OF LAND
LOCATED AT
218-220 OLD COLONY AVENUE
SOUTH BOSTON, MA
DATE: APRIL 13, 2018
SCALE: 1.0 INCH = 10.0 FEET

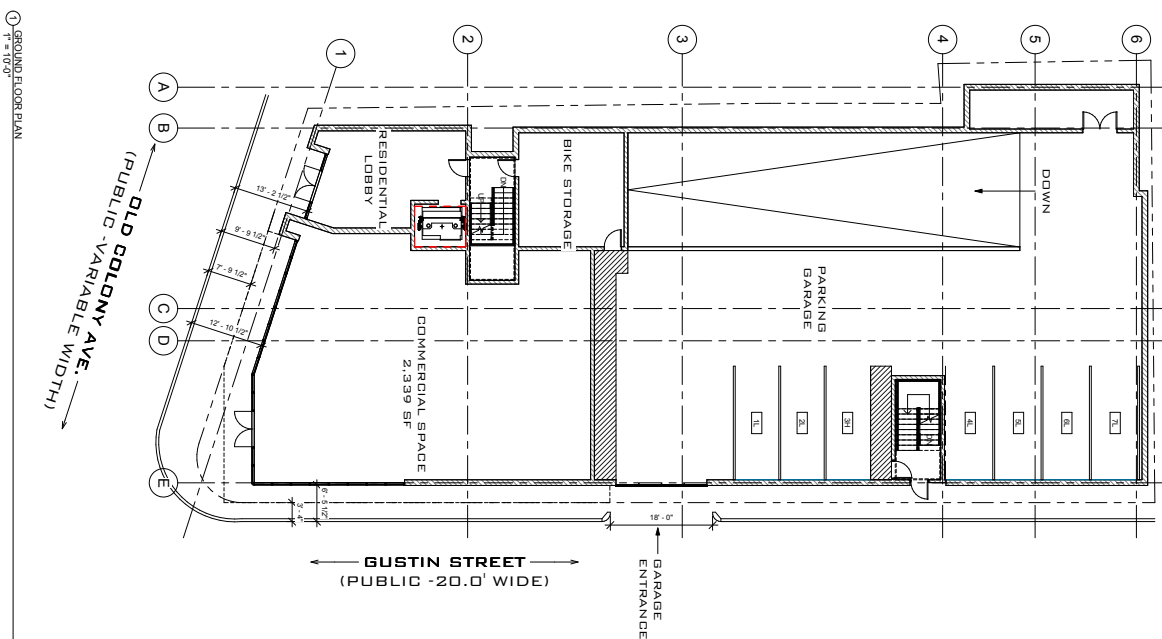


BOSTON SURVEY, INC.
UNIT C, 150 WASHINGTON PLACE
BOSTON, MA 02118
(617) 242-1333

FIELD	JHM
DRAWN	SAP
CHECK	GDC
DATE	04/13/18
DRAW #	18-03001

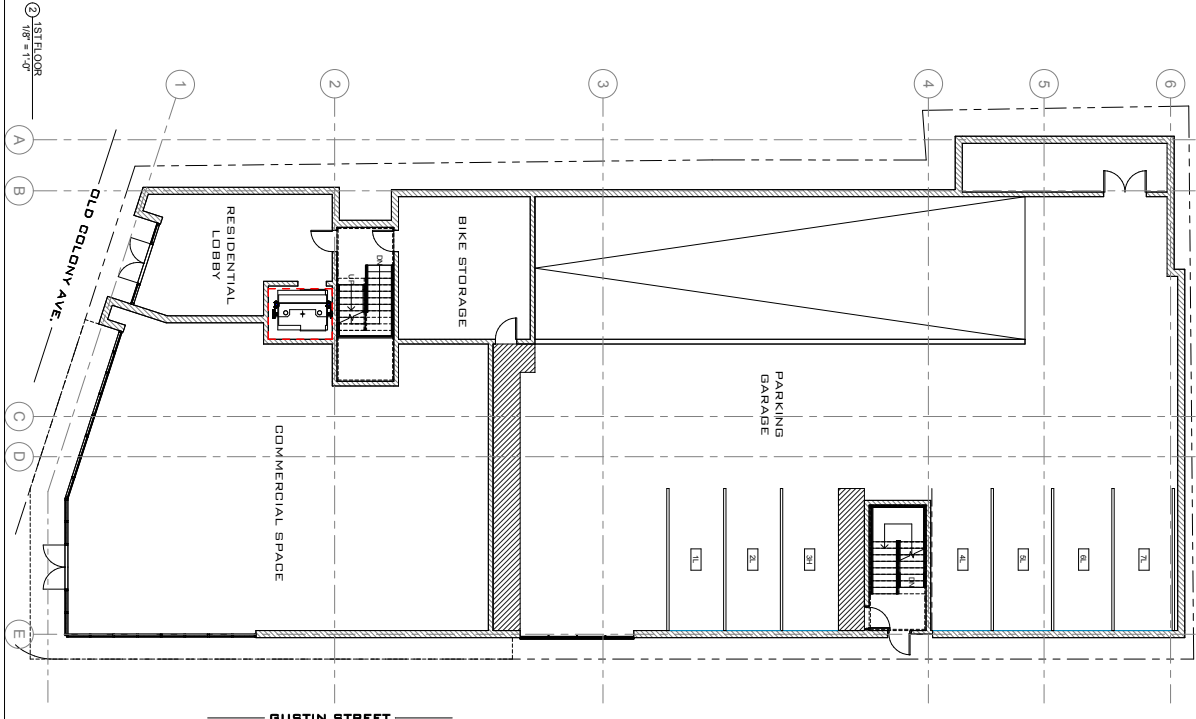
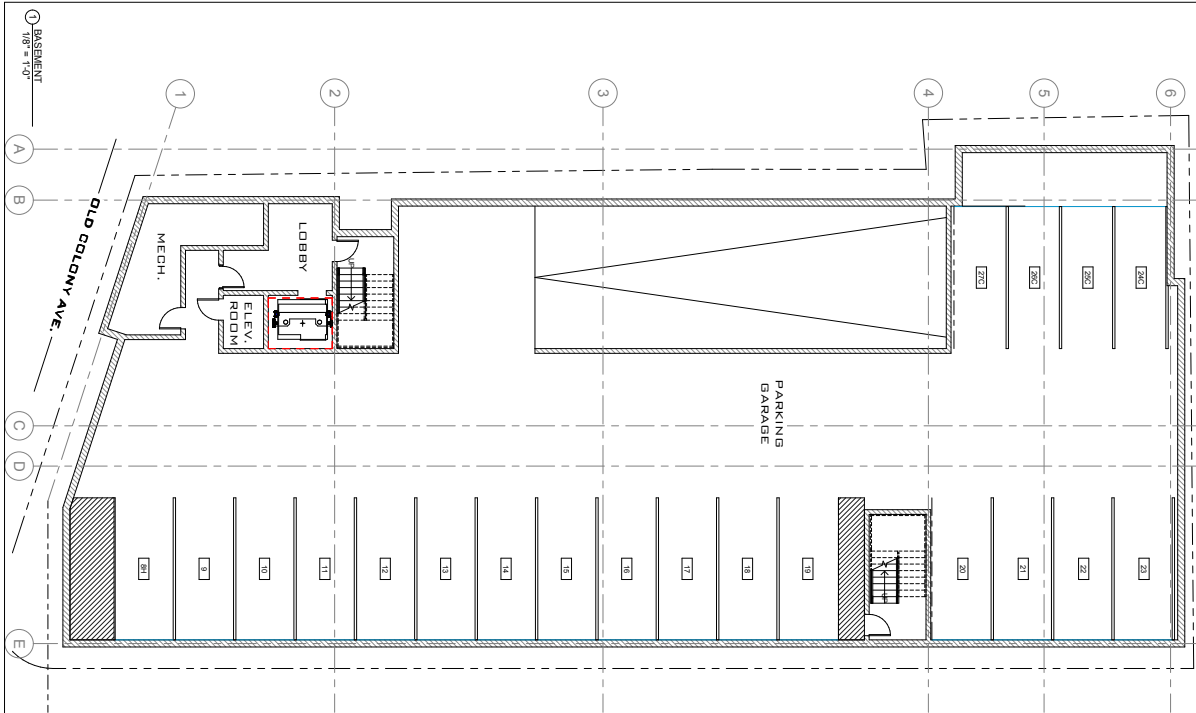


ARCHITECTURAL PLANS



① GROUND FLOOR PLAN
T = 10'-0"

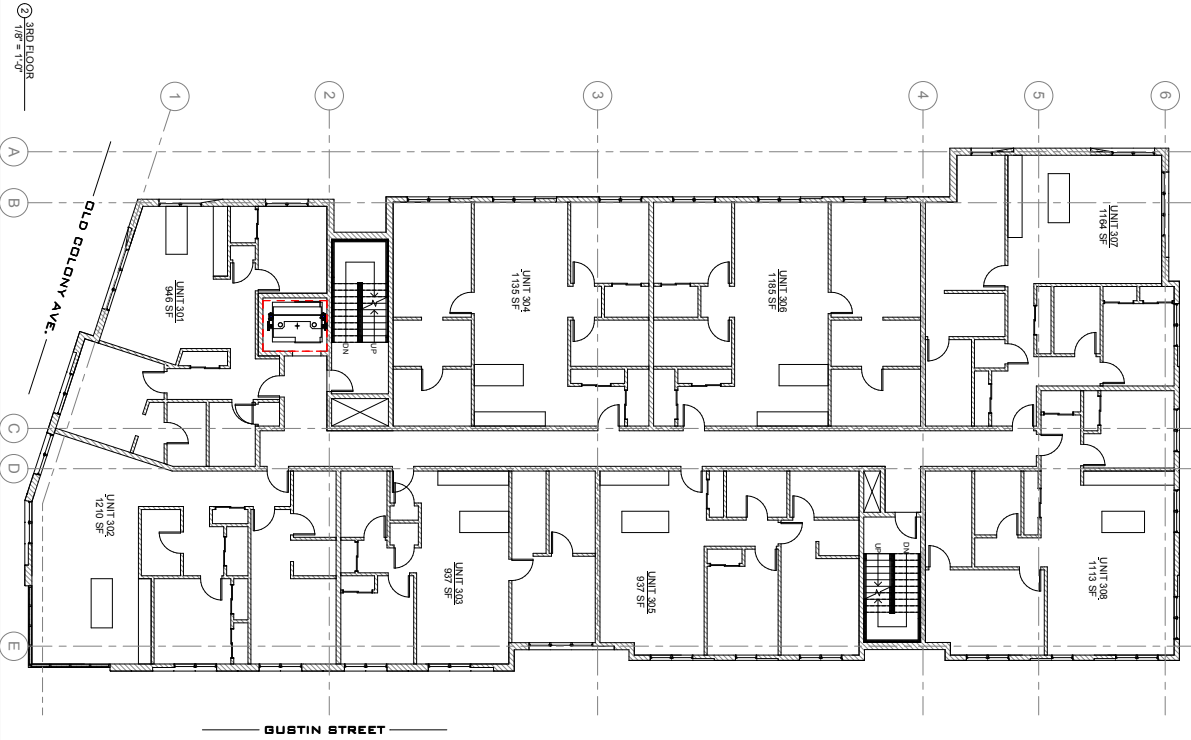
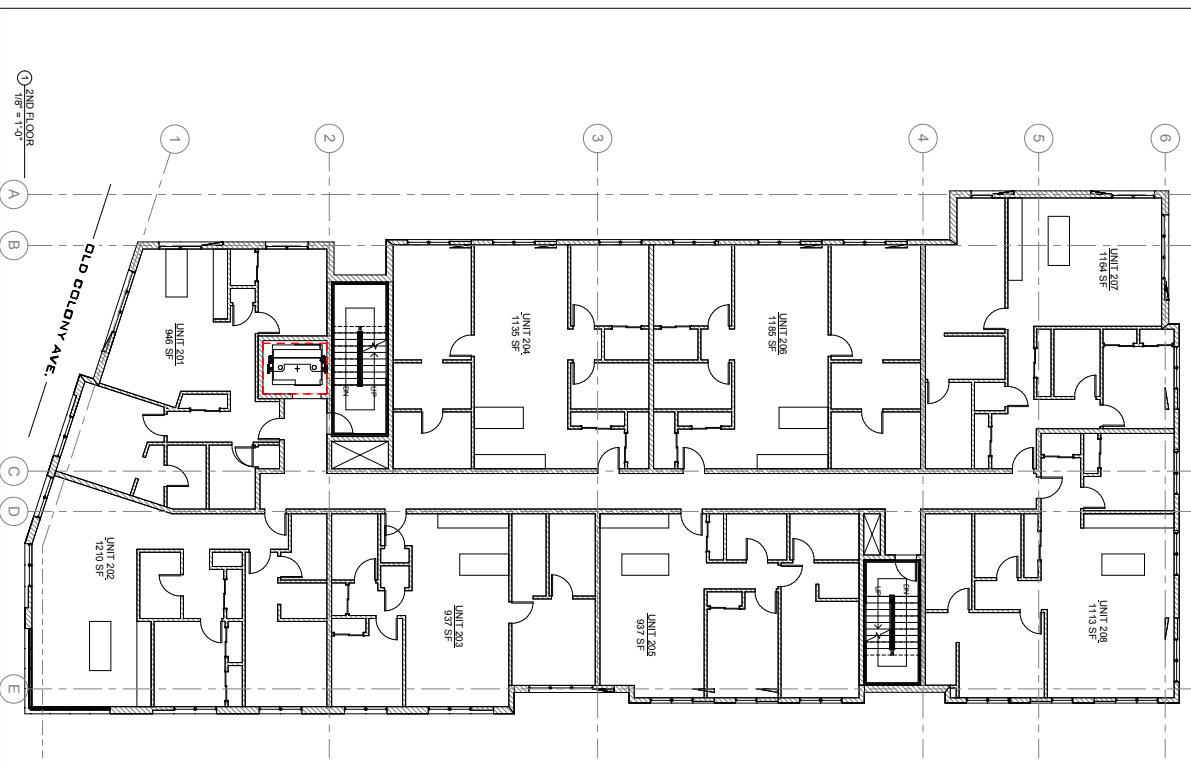
<p>A-1.0A</p>	<p>PROPOSED FLOOR PLANS</p>	<p>Project No: 17222 Scale: 1" = 10'-0" Date: 02-20-2018 Drawn By: MS</p>	<p>Drawing Name</p>	<p>Clinton & Company, Inc. One Shilings Road Quincy, MA 02171 617-586-1122 Fax: 617-586-7113</p>	<p>PROPOSED NEW COMMERCIAL & RESIDENTIAL MIXED USE BUILDING 218-220 OLD COLONY AVENUE SOUTH BOSTON</p>
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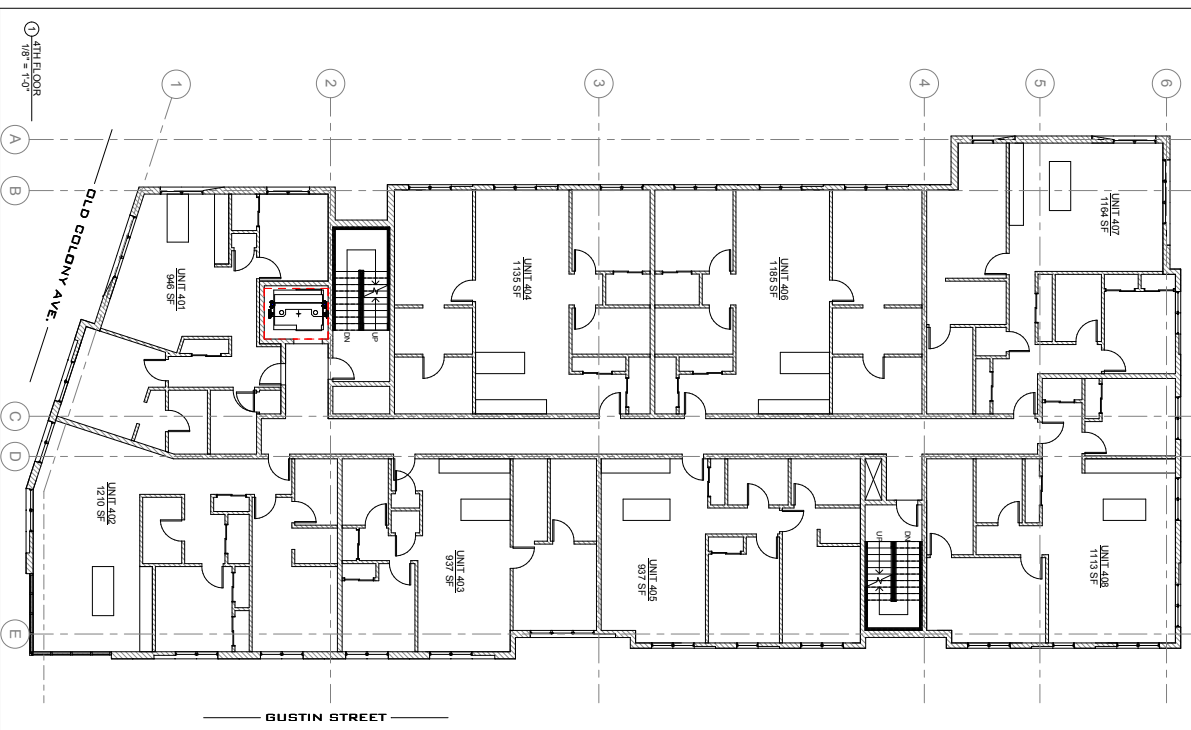
Project No: 1722 Scale: 1/8" = 1'-0" Date: 11-10-2018 Drawing: Author	No. Description Date
	One Shilings Road Quincy, MA 02171 617-556-1122 617-556-1123

PROPOSED MIXED-USE DEVELOPMENT
218-220 OLD COLONY AVENUE
SOUTH BOSTON, MA, 02127

PROPOSED FLOOR PLANS
A-1.0

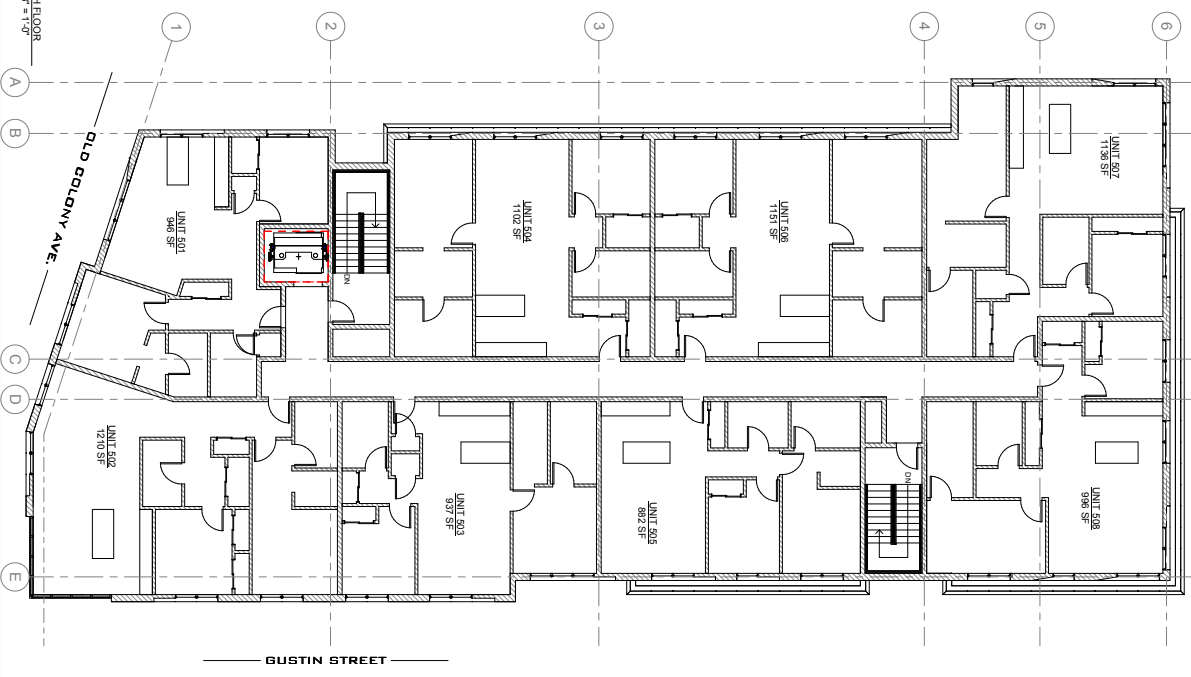


<p>A-1.1</p>	<p>PROPOSED FLOOR PLANS</p>	<p>Drawing Name Drawing No. Scale Date Author</p>	<p>Project No.: 1722 Scale: 1/8" = 1'-0" Date: 11-10-2018 Drawing: Author</p>	<p>C/OO & Company, Inc. One Shilley Road Quincy, MA 02171 617-586-6722 Fax: 617-586-7173</p>	<p>PROPOSED MIXED-USE DEVELOPMENT 218-220 OLD COLONY AVENUE SOUTH BOSTON, MA, 02127</p>	<p>Location</p>
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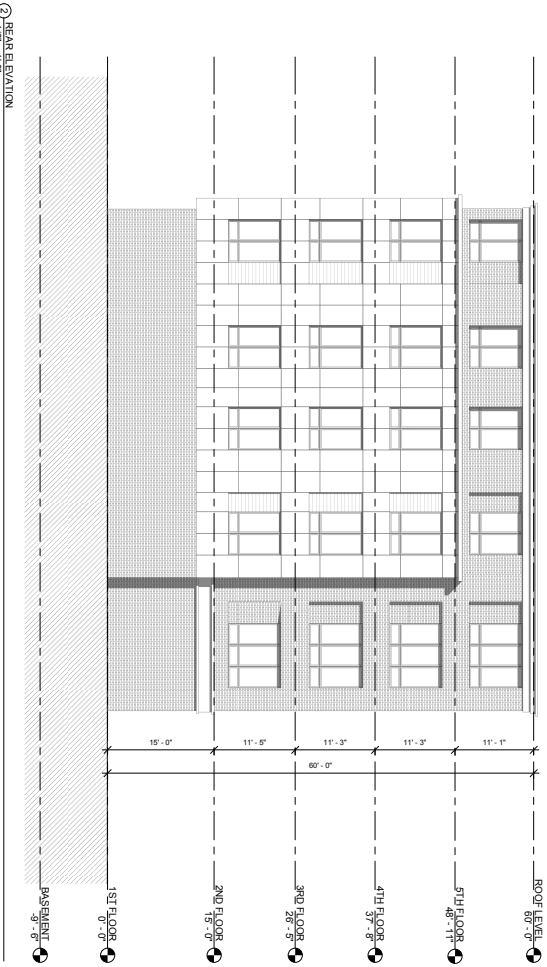
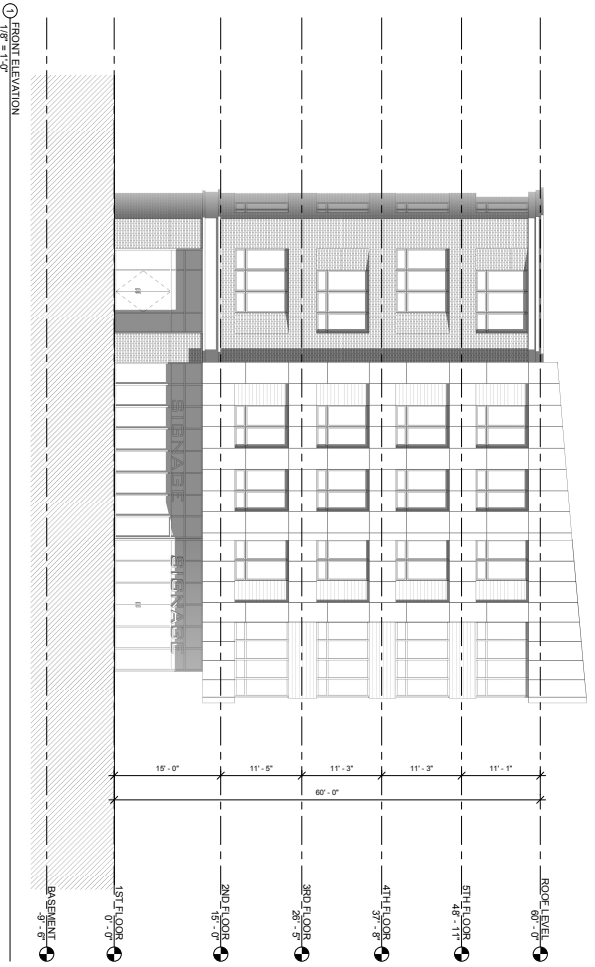


④ 4TH FLOOR
1/8" = 1'-0"

③ 3RD FLOOR
1/8" = 1'-0"



PROJECT NO.: 1722 SCALE: 1/8" = 1'-0" DATE: 11-19-2018 DRAWN BY: AUTHOR	SHEET NO. A-1.2		PROPOSED MIXED-USE DEVELOPMENT 218-220 OLD COLONY AVENUE SOUTH BOSTON, MA, 02127	LOCATION



**PROPOSED MIXED-USE
DEVELOPMENT**
218-220 OLD COLONY
AVENUE
SOUTH BOSTON, MA, 02127

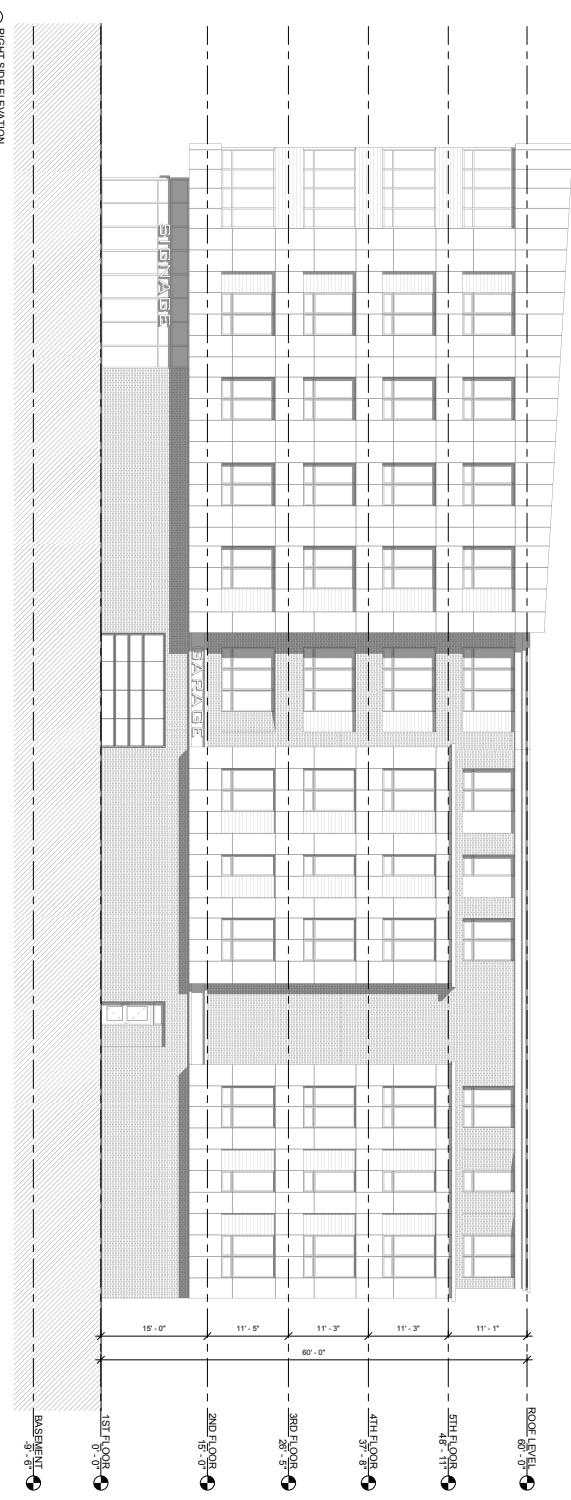
**O'Connell
& Company, Inc.**
One Shilings Road Quincy, MA 02171
617-556-1122 Fax: 617-556-1715

No.	Description	Date

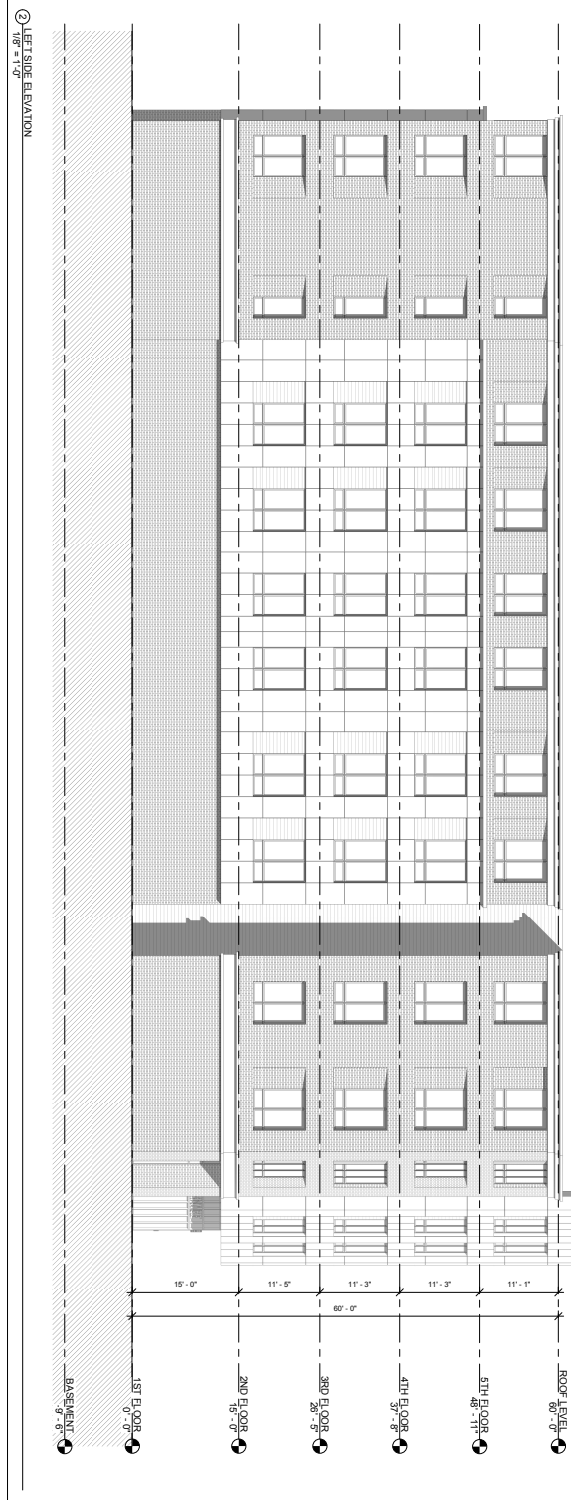
Project No: 17222
Scale: 1/8" = 1'-0"
Date: 11-10-2018
Drawn By: MS

Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No
A-2.1



① RIGHT SIDE ELEVATION
1/8\" = 1'-0"



② LEFT SIDE ELEVATION
1/8\" = 1'-0"

**PROPOSED MIXED-USE
DEVELOPMENT**
218-220 OLD COLONY
AVENUE
SOUTH BOSTON, MA, 02127

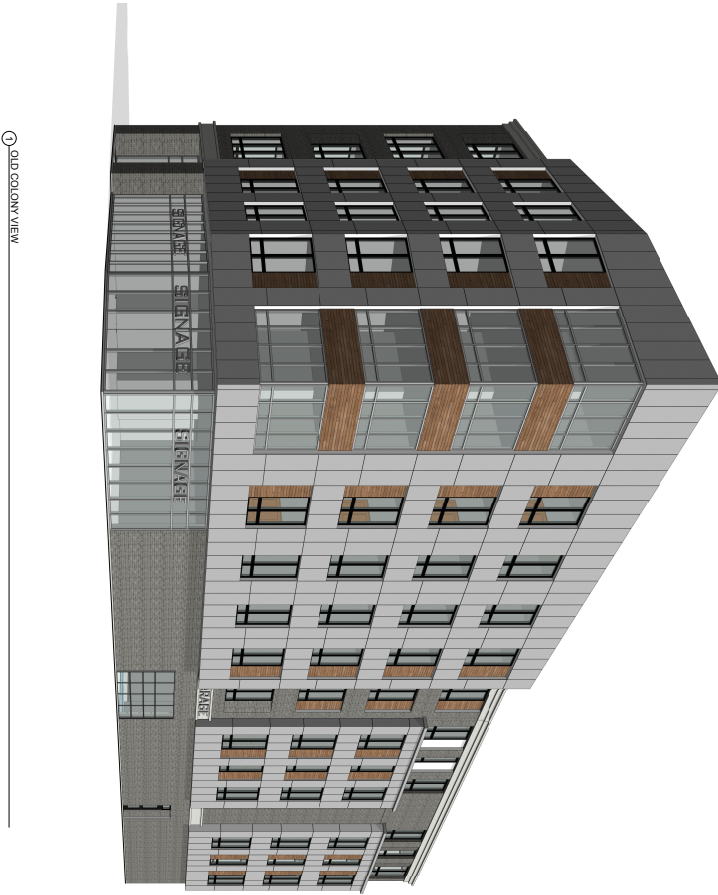
**SEIDMAN
& COMPANY, Inc.**
One Shaws Road Quincy, MA 02171
617-886-7727 Fax: 617-886-7778

No.	Description	Date

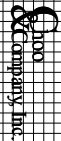
Project No: 17222
Scale: 1/8" = 1'-0"
Date: 11-19-2018
Drawing: MS

Sheet No: **A-2.2**

**PROPOSED
ELEVATIONS**



**PROPOSED MIXED-USE
 DEVELOPMENT**
 218-220 OLD COLONY
 AVENUE
 SOUTH BOSTON, MA, 02127



One Shilings Road Quincy, MA 02171
 617-586-0127 Fax: 617-586-0173

No.	Description	Date

Project No: 17222
 Scale:
 Date: 11-19-2018
 Drawn By: MS

3D VIEWS

A-3.0



**PROPOSED NEW COMMERCIAL
& RESIDENTIAL MIXED USE
BUILDING**
218-220 OLD COLONY AVENUE
SOUTH BOSTON, MA 02127



One Sillings Road Quincy, MA 02171
617-552-7722
www.osc.com

No.

Revision/Date

Project No. 17322

Scale AS NOTED

Date 5-14-18

Drawn By MS

Project Name

RENDERING

Sheet No.

1-11

Article 80 | ACCESSIBILITY CHECKLIST**Accessibility Checklist**

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
 - a. http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
 - a. <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Boston Complete Street Guidelines
 - a. <http://bostoncompletestreets.org/>
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
 - a. <http://www.cityofboston.gov/Disability>
5. City of Boston – Public Works Sidewalk Reconstruction Policy
 - a. http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
6. Massachusetts Office On Disability Accessible Parking Requirements
 - a. www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc
7. MBTA Fixed Route Accessible Transit Stations
 - a. http://www.mbta.com/about_the_mbta/accessibility/

Article 80 | ACCESSIBILTY CHECKLIST

Project Information

Project Name:	218-220 Old Colony Avenue Mixed-Use Project
Project Address Primary:	218-220 Old Colony Avenue, South Boston, MA
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	218-220 Old Colony Ave LLC, Sing Ming Chan, Mgr/Owner singmchan@gmail.com

Team Description

Owner / Developer:	218-220 Old Colony Ave LLC, Sing Ming Chan, Mgr/Owner
Architect:	Choo & Associates
Engineer (building systems):	n/a
Sustainability / LEED:	n/a
Permitting:	Adams & Morancy, P.C.
Construction Management:	undetermined

Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

Article 80 | ACCESSIBILITY CHECKLIST

Building Classification and Description

What are the principal Building Uses - select all appropriate uses?

Residential – One to Three Unit	<input checked="" type="checkbox"/> Residential - Multi-unit, Four +	Institutional	Education
<input checked="" type="checkbox"/> Commercial	Office	Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List)	<i>Residential, Amenity Space, Accessory Retail Space</i>		

What is the Construction Type – select most appropriate type?

<input checked="" type="checkbox"/> Wood Frame	Masonry	<input checked="" type="checkbox"/> Steel Frame	Concrete
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Describe the building?

Site Area:	11,447 SF	Building Area:	Approx.45,948 GSF +/-
Building Height:	60'	Number of Stories:	5
First Floor Elevation:	Varying, 16.44'-18.09' +/- across the site. <i>Final Elevation to be determined during Construction Drawing phase</i>	Are there below grade spaces:	<input checked="" type="checkbox"/> Yes / No

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Article 80 | ACCESSIBILTY CHECKLIST

Provide a description of the development neighborhood and identifying characteristics.

The Project Site is located within a Restricted Manufacturing (M-1) zoning district. The surrounding neighborhood is a mix of commercial/retail, residential, and office uses. More significant, the site is within the area of the South Boston Dorchester Avenue Planning Initiative.

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

Andrew MBTA Station - 0.4 mile away

- Red Line Subway
- Bus Routes 5, 9, 10, 16, 17, 18, 171, CT3

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

Affordable/Public Housing: West Ninth Street Senior Housing

School: Excel High School

Public Library: Boston Public Library, South Boston Branch

Community Centers: South Boston Boys & Girls Club

Police: Boston Police District C-6 South Boston

Hospital: South Boston Community Health Center

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

Site is located 0.4 mile from Andrew Station that links the site to major Boston public facilities.

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

Yes, an existing sidewalk abuts the project site to the west and east. The existing sidewalk includes pedestrian ramps.

If yes above, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

The existing sidewalk material is concrete with granite curbing. The physical condition of the existing concrete sidewalk and pedestrian ramps is good.

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Are the sidewalks and pedestrian ramps existing-to-remain? **If yes**, have the sidewalks and pedestrian ramps been verified as compliant? **If yes**, please provide surveyors report.

<p>Yes, with modifications for new driveway entrances into the property. No, the existing sidewalks and pedestrian ramps have not been verified as being in compliance at this time but will be verified during the project design.</p>
<p>No.</p>

Is the development site within a historic district? **If yes**, please identify.

Surrounding Site Conditions – Proposed

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five-foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight-foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: www.bostoncompletestreets.org

<p>Yes (pending confirmation of existing cross slopes and clearances).</p>
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If yes above, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

<p>Neighborhood Connector.</p>

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

<p>The sidewalk along Old Colony Avenue is approximately 9.75 feet (including the curb) depending on the location in the project. All other items are not applicable.</p>

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

<p>The paving material for the sidewalk will be poured in place concrete.</p>

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If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

NA

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

No

If yes above, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

Proposed Accessible Parking:

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

33 spaces

What is the total number of accessible spaces provided at the development site?

2 spaces

Will any on street accessible parking spaces be required? **If yes**, has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

No

Where is accessible visitor parking located?

In the enclosed garage.

Has a drop-off area been identified? **If yes**, will it be accessible?

Yes, on the Gustin Street side of the building. Gustin Street is being privatized and will be tabled and fully accessible.

Include a diagram of the accessible

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routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability* of neighbors.

**Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.

The accessible route is along the Old Colony Ave. sidewalk. All entryways to the building will be accessible. See floor plans.

Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.

Flush Condition at most if not all entryway locations. Ramps to be added where/if needed. This will enable access and promote “Visit-ability”. The apartment building is serviced by an elevator and flush condition at the entryway. All common areas are accessible and all units will have good “Visit-ability”.

Are the accessible entrance and the standard entrance integrated?

Yes

If no above, what is the reason?

-

Will there be a roof deck or outdoor courtyard space? **If yes**, include diagram of the accessible route.

Yes, there is a proposed common roof deck. Deck shall have two means of egress and elevator access. All egress’ from roof deck shall have flush conditions.

Has an accessible routes way-finding and signage package been developed? **If yes**, please describe.

Not yet but all future way finding signage will be developed to meet Building Code and Accessibility Board Requirements

Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?

32 dwelling units.

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How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?

All will be rental units.

How many accessible units are being proposed?

As prescribed by 521 CMR AAB 5% (2 Units) will be Group 2A Units. All Remaining Units will be Group 1 dwelling units.

Please provide plan and diagram of the accessible units.

See attached.

How many accessible units will also be affordable? If none, please describe reason.

1

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. **If yes**, please provide reason.

No

Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor’s Commission for Persons with Disabilities Advisory Board?

No,

Did the Advisory Board vote to support this project? **If no**, what recommendations did the Advisory Board give to make this project more accessible?

NA

Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

kathryn.quigley@boston.gov | Mayors Commission for Persons with Disabilities